



BIG SKY OWNERS ASSOCIATION

Board of Director's Meeting Minutes

Friday, June 18, 2021 - 9AM

Big Sky Owners Association Board of Directors met on Friday, June 18, 2021 at the Big Sky Owners Association office in Big Sky, Montana. Directors in attendance included: Eric Ossorio, Grant Hilton and Gary Walton. Directors in virtual attendance included: Maggie Good and John Stowe. Member attending included: Gail Young. Suzan Scott, Kyle Pomerence and Tammy Estensen represented staff; Tammy recorded minutes.

1. Membership Forum: None.
2. Call to Order: Chair Eric Ossorio called the meeting to order at 9:00 AM
3. Minutes: Board Meeting - May 21, 2021 Board Meeting
 - A. Maggie Good noted several typographic errors and suggested the last sentence on Page 4., F. ii. changed from: It was questioned whether this was authorized and may need to be restored, to read: It was not authorized and an investigation is ongoing.

Motion was made by Grant Hilton to approve the Minutes with edits, including the change to Page 4 as noted; seconded by Gary Walton. Motion passed unanimously

4. Finance and Audit Committee:
 - A. Audit Update - Although the auditor has completed the combined audit, additional confirmation letters from attorney's are still to be received and the IRS late fees and penalties are being addressed.

Regarding monthly financial statements, Maggie questioned the amount of financial information the Board reviews. Directors agreed that there is too much detail presented on a monthly basis, would prefer limited information with a summary cover letter from the Finance Committee, yet full reports on a semi-annual basis.

Motion was made by Maggie Good to limit the monthly financial documents for Board review to the Board Balance Sheet and Actual vs. Budget, Accounts Receivable, Bank Balances, Performance Deposit Balance Sheet, Unit 17's P&L, New Member List and a Cover Letter; seconded by Grant Hilton. Motion passed unanimously.

- B. May Financials - Maggie reported that revenue is about where we were last year and expenses are coming in where expected. If this continues, the Board can expect unspent funds at years-end and could look at charities they would like to donate to at that time. The May Financials were accepted.
- C. Receivables & Assessments - No discussion
- D. New Members List - No discussion required



5. Staff Report: May/June 2021 – A brief summary of the report was provided from Suzan Scott regarding the Front Desk position and the Ponds Project. Maggie inquired about the status of water in Big Sky and having Ron Edwards from BSWSD come talk to the Board. Suzan reported the request to present was made but no confirmation has been received and that she would again try to get them on the July Board agenda.
6. Chairman’s Report:
 - A. Old Business
 - i. Design Regulation Revisions SubCommittee–
 - a. Grant Hilton reported that the SubCommittee has reviewed and considered the entire DR packet and that he and Amy San Nicholas are reconciling the comments. The proposed regulations, covering both commercial and residential will be in one DR document, will go to the BSAC for consideration, before being presented to the Board for approval. Grant feels they are still on target to meet the original timeline for completion of September, 2021.
 - b. Eric Ossorio asked about covenant and DR hierarchy, which regulations would trump the other. Suzan reported that in the past, the most restrictive regulation applies; Gary Walton added that this is a legal question that is currently being litigated.
 - c. Grant mentioned that the BSAC would like to produce an informational document that would show how all of the entities work together (zoning, DRs, covenants, etc.) and asked that the Board undertake the mission of creating a new BSOA jurisdiction map once jurisdictional issues have been resolved.
 - ii. Projects: General Updates
 - a. Traffic Calming – LC Speed Tables: GalCo Ordinance – Board would like staff to work with Morrison-Maierle and Gallatin County to pursue the installation of speed tables as per the traffic study. Suzan indicated that the costs would be covered by the RID. Grant indicated that since Little Coyote Road serves more of the community than just the RID, he asked if staff could look into cost-sharing options so the burden didn’t lie solely on the RID #318.

Motion made by Gary Walton to expedite the design and implementation of speed tables, as recommended in the traffic study and to be paid for by the RID; seconded by Eric Ossorio. Motion passed unanimously




- b. NWE Easement Update: Chief Joseph Trail/Open Space Cleanup – It was reported that NWE has yet to remove the debris they left behind when the transmission upgrade was completed on BSOA open space. When that happens, an easement can be discussed.
- c. TIGER Grant Update - The importance of BSOA weighing in on the community survey that prioritized the project components was emphasized, both as a Board and from individual Directors. While housing is a main concern, Eric mentioned there should be focus on safety and that developers need to contribute to transportation costs. Suzan asked that the Ponds Subcommittee submit survey responses on behalf of the Board. Thereafter, Grant would like Staff to send out the Board’s position on the survey as a flash in the newsletter.
- iii. Aspen Groves Letter, Bike Trail – Discussion continued on the Mountain to Meadow bike trail through Aspen Groves. Gary said that in the short run, BSOA should install signs (i.e. share the road, caution, speed signs) for the safety for our members and community.

Motion made by Gary Walton to have Staff determine number and location of bicycle safety signs, coordinate with Aspen Groves and make a recommendation to Board; seconded by Grant Hilton. No further discussion. Motion passed unanimously.

- iv. Annual Meeting Updates
 - a. Location of Meeting/Reception – Suzan presented the recommendation from the Annual Meeting and Events (AME) SubCommittee for the location of the 2021 Annual Meeting.

Motion made by Gary Walton to have the Annual Meeting at the Big Sky Resort, per the recommendation of the SubCommittee; seconded by Grant Hilton. Motion passed unanimously.

- b. Meeting Agenda – Agenda was reviewed with no further discussion.
- c. Board Candidates for Election – Discussion was had about appointing Clay Lorinsky to fill Jim Glowacki’s vacant Board seat. It was reported that Kevin Daily will run for a 2nd BoD term. Pending an interview next week with Eric Schwartz, the Nominating Committee (NC) will have fulfilled its duty to recommend a number of candidates needed to fill each open seat. The NC will meet again after



the filing period on Monday, when all candidates will be discussed and then presented at the July Board Meeting.

Motion made by Grant Hilton to appoint Clay Lorinsky to the open position if he is agreeable to start this summer; if not, it still remains that he will appear as a candidate on the election ballot; seconded by Maggie Good. Motion passed unanimously.

d. Special Board Meeting – No special Board Meeting is necessary.

B. New Business

i. Big Sky Biggie Bike Race – Request was made to again use BSOA roads for their race on August 28, 2021.

Motion made by Gary Walton to approve the use of BSOA roads for the Big Sky Biggie mountain bike race on the same terms as in the past; seconded by Grant Hilton. Motion passed unanimously.

ii. Beehive Basin Road: Traffic Calming – Member Gail Young informed the Board that the number and speed of vehicles on Beehive Basin Road is a major safety concern for residents and pedestrians. Gail requested the Board look into options for calming traffic. The Board indicated they would like to take the effort on in stages. The first step would be to install speed limit signs, since there currently are none. Staff is to work with Madison County and Gaston Engineering to establish a speed limit, a target of 30 mph, and determine the most effective location for installing signs. Maggie asked that we evaluate the effectiveness of the signs at the end of this fall.

Motion made by Grant Hilton to install two signs in both directions, for a total of four signs, along Beehive Basin Road with a speed limit TBD and subject to Madison County input; seconded by Maggie Good. Motion passed unanimously.

As an additional safety option, Eric recommended a pedestrian path long Beehive Basin Road. Suzan indicated this would be a significant cost and suggested we work with BSCO on this. John Stowe voiced his concerns about the noise from tractor trailers and heavy construction trucks using their airbrakes to slow down on both Beehive Basin Road and Hwy 64 coming from Moonlight Basin. Board agreed that it was an issue and would like to work to get signs installed to help mitigate the volume of noise.

Motion made by John Stowe to implement, subject to input from Madison County, the placement of signs prohibiting tractor trailers/trucks from using airbrakes in the area of



Beehive Basin and Hwy 64 from MLB to the Fire Station; seconded by Grant Hilton. Motion passed unanimously.

- iii. July Board Meeting: Quorum Check - Suzan noted that it is imperative to have quorum at the July Board meeting as there are a number of items to be approved for the Annual Meeting, election ballot and ballot packet to be sent to members within the timeline required.
- 7. Committee Reports: - Noted was the resignations of Ann Marie Mistretta from the NC and Rumsey Young from the Advisory Committee. The Board expressed their appreciation for their years of service to the membership and BSOA.
 - A. Executive Committee - Next Meeting: 07/02/21 - Suzan summed up her work on the community wage comparison, FY 2022 Staff wages and evaluations.
 - B. Legal Committee - Although no meeting was held this month, Gary gave a brief update on current litigation and based on a recent setting he had believed the soonest trial date would be May, 2023.
 - C. Nominating Committee - No further discussion was had.
 - D. Strategic Planning Subcommittee - No meeting has held.
 - E. BSAC - Meetings: Gary gave a brief update on the BSAC projects.
 - F. BSOA Advisory Committee - No Meeting was held.
 - G. BSCO Trails - No report was given.
 - H. Ponds Subcommittee - Grant gave a brief update on the SubCommittee's progress.
- 8. Other - Maggie asked to keep the removal of trees on Black Moon on the BSAC compliance list.
- 9. Adjourn: With nothing further to discuss, the meeting was adjourned at 10:57am.

Gary Walton, Board Secretary

